

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
June 24, 2021

Roll Call: The meeting was called to order at 10:00AM by Mike Mansfield, Committee Member (in Chair's absence). A quorum was not present.

Committee Members Present:

Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low Income Persons
Pentelecuc, Kurt	Non-Profit Provider of Affordable Housing
Pohopin, Joanna	Citizen at Large
Meagher, Michael	Areas of Labor – Home Building Industry

Public Comment on Agenda Items:

Geoff Harlan, Blue Sky Communities addressed the committee with an update on Jacaranda Place. Permitting is almost complete. Construction is expected to begin early July 2021.

Approval of Minutes:

No comments or questions on the minutes as presented.

LHAP Technical Revisions:

Staff reviewed a technical revision made to the 2017-2020 LHAP and is looking to the AHAC for ratification of that revision. The revision changed the maximum award for the Owner Occupied Rehab strategy from \$40K to \$50K to match the 2021-2023 LHAP. This revision was necessary due to the rising cost of labor and materials. Staff was having to make cuts or find other funding for necessary rehab work that was over the cap.

The Ad hoc committee's proposed changes to the Rental Assistance/Eviction Prevention strategy were discussed. Some of the changes include the referral of applicants through the local Continuum of Care Coordinated Entry System and the addition of provisions for a sub-recipient non-profit organization to administer this strategy. Staff also noted the potential for a set-aside of \$120K each year (if available) to fund the contracted piece of this strategy.

The Ad hoc committee's proposed changes to the Single Family Housing Construction strategy were discussed. Some of the changes include the addition of Charlotte HOME language where appropriate; the deletion of the maximum award for developers; the change in years of loan term for the homebuyer from 15 to 10; changes to the Forgiveness section for the homebuyer to match the Owner Occupied Rehabilitation and Purchase Assistance strategies; changes to Recipient Selection Criteria - recipient selection will be handled by the developer and the income certification will be reviewed by County staff; and changes to Additional Information including the awarding of funds to the developer once the County has received the executed note and recorded subordinate mortgage between County and homebuyer.

LGAO 2021 Request for Applications:

Staff pointed out an issue with regard to Florida Housing Finance Corporation's LGAO timeline. It is impossible to execute our established LGAO process and meet their timeline. Staff's question for the committee is do we not support an LGAO project in 2021, or do we make a recommendation to the Board of County Commissioners to forego the process and support our most competitive project – Jacaranda Terrace. Staff recommendation at the BCC meeting on 7/27/2021 will be to

support developer Blue Sky Communities and their project, Jacaranda Terrace. Kurt Pentelecuc pointed out that he will be asking for the Punta Gorda City Council's support for his project – Verandas III, at the City Council meeting on 7/14/2021. It was suggested by AHAC members that the committee support the Punta Gorda Housing Authority by attending this meeting.

Charlotte HOME:

Staff presented policy and procedures for Charlotte HOME, with the only change being the addition of definitions to Exhibit A. The addition of these definitions will provide clarity for Charlotte HOME applicants.

The committee discussed the process for a developer to apply for SHIP funding. It was determined that a developer would access available SHIP funding via the Charlotte HOME application process.

Staff gave an update on Charlotte HOME. Since the last AHAC meeting, staff has received, reviewed and approved five applications for impact fee waivers and expedited permitting. Staff has also responded to three developers requesting information.

Comp Plan Review:

Shaun Cullinan and staff from Community Development were present to discuss any changes needed to the Housing Element of the Comp Plan. Several items were brought to their attention that required updating. It was decided that the AHAC committee members would review the existing plan and send all revisions/comments to Housing Staff. A combined list of revisions will be brought back before the AHAC for a vote at the next meeting.

Proposed ARP Funding for Affordable Housing:

Staff shared that \$3M of the total American Rescue Plan (ARP) Act funds received from the Treasury will be set aside for Housing. How that \$3M will be expended is still to be determined.

Member Recruitment:

The AHAC has a vacancy for a Planning & Zoning Board Member. The Planning & Zoning Board has asked that staff attend their next meeting to discuss the AHAC membership roles & duties so that they can then recruit one of their members to fill that position.

Staff also mentioned the need to change the day and/or time of the AHAC meetings moving forward. There is a regular Director's meeting that meets at the same time, same day as the AHAC. Staff will send out a Doodle survey to all members with proposed new day and time.

Member/Agency Updates:

The Punta Gorda Housing Authority received Emergency Housing Vouchers. These two-year, temporary vouchers can assist households up to 120% AMI and are for homeless or at risk of homelessness and fleeing domestic violence, dating violence, sexual assault, stalking or human trafficking. This program will be run in connection with the Continuum of Care.

The Gulf Coast Partnership is very busy. COVID money is finally making its way to the community on their end with a deadline of 6/30/2022.

Habitat for Humanity's fiscal year ends 6/30/2021. They had 28 families attain homeownership this year, just 2 short of their goal. Their goal for next year is 36 families.

Adjournment: Meeting adjourned at 11:25AM